

00545014/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY

vs.

ESTATE OF JAMES C. JOHNSON; ESTATE OF  
ALICE M. JOHNSON; HAROLD JOHNSON; U.S.  
ATTORNEY'S OFFICE; SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT; UNKNOWN  
HEIRS, SPOUSE, LEGATEES AND DEVISEES OF  
THE ESTATE OF JAMES C. JOHNSON AND  
ESTATE OF ALICE M. JOHNSON; DOES 1-10  
INCLUSIVE; UNKNOWN OCCUPANTS OF THE  
SUBJECT REAL PROPERTY; PARTIES IN  
POSSESSION OF THE SUBJECT REAL PROPERTY;  
PARTIES CLAIMING A RIGHT TO POSSESSION  
OF THE SUBJECT PROPERTY; ALL OTHER  
UNKNOWN PERSONS OR PARTIES CLAIMING  
ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST  
IN THE REAL ESTATE DESCRIBED IN THE  
COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY**

CAUSE # 14-2-24128-3 SEA

JUDGMENT RENDERED ON 4/2/2015  
ORDER OF SALE ISSUED: 9/3/2015  
DATE OF LEVY: 10/1/2015

TO: ESTATE OF JAMES C. JOHNSON; ESTATE OF ALICE M. JOHNSON (IN REM), JUDGMENT  
DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**811 SOUTH SULLIVAN STREET, SEATTLE, WA 98108**

SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON, AND  
DESCRIBED AS FOLLOWS: LOTS 5 AND 6, BLOCK 22, SOUTH PARK, ACCORDING TO THE  
PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 87, RECORDS OF KING COUNTY,  
WASHINGTON. APN/PARCEL #788360-4085

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: NOVEMBER 20, 2015**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$247,677.29** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on JULY 20, 2016.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on JULY 20, 2016.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JULY 27, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
MCCARTHY & HOLTHUS, LLP  
108 1ST AVENUE S  
STE 300  
SEATTLE, WA 98104  
855-809-3977